

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Old Westminster Pike, * ZONING COMMISSIONER
1,000 ft. +/- NW Route 795 *
300 Old Westminster Pike * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case Nos. 93-418-A
Northwest Baptist Church
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 300 Old Westminster Pike, in the Reisterstown section of Baltimore County. The Petition is filed by the property owner, namely, The Board of Trustees of the Northwest Baptist Church. Relief is sought from the strict application of Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a one sided sign with a total square footage of 51.6 sq. ft., in lieu of the permitted 30 sq. ft.; and from Section 1A04.3.B.3 to permit setbacks of 35 ft. and 40 ft. from a lot line, in lieu of the required 50 ft. The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing for this case was James K. Tracey, a professional engineer who prepared the site plan marked as Petitioner's Exhibit No. 1. Also appearing on behalf of the Petition was Reverend W. Grant Lauterbach and Reverend Gary Glanville, Pastors of the subject Church. The Petitioner was represented by Charles E. Yankovich, Esquire. There were no Protestants present.

Testimony and evidence offered was that the subject property is approximately 8.37 acres in area and is zoned R.C.5. This property has been under the ownership of the Petitioner for some time and is presently im-

proved with an existing two level brick church. An addition is proposed to build a new sanctuary. The addition will be approximately 8900 sq. ft. This will provide space for a new sanctuary, in that the existing sanctuary will be converted for classrooms, office and storage space. Further, the membership of this Church numbers approximately 900. There are approximately 325 active members who are regular attendees of Sunday services.

The Petitioner noted that the setbacks are necessary both to legitimize the location of the existing building, as well as the proposed location of the addition. As the site plans shows, the side wall of the addition will be located 40 ft. from the property line. Further, the side wall of the existing building is 35 ft. from the property line. The location of the property inaccurately reflects the actual border of the use of the property. That is, the Petitioner has acquired a perpetual easement from the adjoining property owner (Baltimore Gas and Electric Company) and have extended the parking lot which serves the Church across the property line. Thus, the setbacks measure a distance from the side of the Church to an area on the macadam portion containing the parking lot.

As to the sign, the Petitioner notes that presently a sign exists which does not fully comply with the zoning regulations. This one-sided sign is 51.6 sq. ft. in area, larger than the permitted dimension of 30 ft. The Petitioner testified that this sign is necessary because of the peculiar location of the Church and the surrounding road network. That is, the Church is located approximately 1,000 ft. from the Northwest Expressway (I-795) across from the Tom Mitchell Golf facility. Vehicular access to the site is by way of Old Westminster Pike and can be difficult unless a visitor is familiar with the area. Thus, the sign serves as a

valuable tool to provide direction to visitors to the Church, as well as advising of the Church's ongoing activities.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and its property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to

the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8TH day of July, 1993 that a variance from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a one-sided sign with a total square footage of 51.6 sq. ft., in lieu of the permitted 30 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.3 to permit setbacks of 35 ft. and 40 ft. from a lot line, in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 6, 1993

Charles E. Yankovich, Esquire
212 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 93-418-A
Petition for Variance
Property: 300 Old Westminster Pike
Board of Trustees - Northwest Baptist Church

Dear Mr. Yankovich:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
cc: Reverend W. Grant Lauterbach
Reverend Gary Glanville
cc: Mr. James K. Tracey



Petition for Variance
93-418-A
to the Zoning Commissioner of Baltimore County
for the property located at 300 OLD WESTMINSTER PIKE
which is presently zoned RC-5/RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1.B, 04.3.B, 1A04.3.B.3, TO PERMIT A ONE-SIDED SIGN WITH A TOTAL SQUARE FOOTAGE OF 51.6 S.F. IN LIEU OF THE PERMITTED 30 S.F.; AND FROM SECTION 1A04.3.B.3, TO PERMIT SETBACKS OF 35' AND 40' FROM A LOT LINE IN LIEU OF THE REQUIRED 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Address:

Type or Print Name
Signature

Address

City State Zip

Signature
Charles E. Yankovich

Signature
Gary C. Glanville

Signature
James K. Tracey

Signature
Lawrence E. Schmidt

Who do attorney declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
Board of Trustees President (James K. Tracey, Esquire)

Signature
Gary C. Glanville

Signature
James K. Tracey

Signature
Lawrence E. Schmidt

Signature
Charles E. Yankovich

Signature
Gary C. Glanville

Signature
James K. Tracey

Signature
Lawrence E. Schmidt

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Lawrence E. Schmidt

Signature
Charles E. Yankovich

Signature
Gary C. Glanville

Signature
James K. Tracey

Signature
Lawrence E. Schmidt

TRACY

ENGINEERING, Inc.

Land Development Planning and Engineering

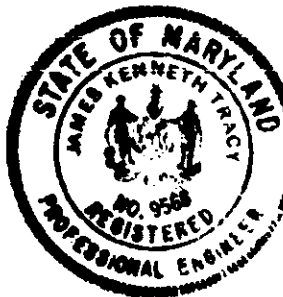
93-418-A
DESCRIPTION

PROPERTY OF
NORTHWEST BAPTIST CHURCH

Beginning for the same at a point on the northerlymost right-of-way line of Old Westminster Pike at a distance of approximately 1000 feet northwest of the intersection of Maryland Route 795 thence, binding on said right-of-way line and running along the outlines of the property of The Northwest Baptist Church the following bearing and distance:

- (1) N 56 17' 39" W, 165.42 feet, thence leaving said right-of-way line and continuing along the outlines of said property the following five (5) bearings and distances:
- (2) N 34 44' 29" E, 1029.39 feet,
- (3) S 35 11' 36" E, 88.02 feet,
- (4) S 80 42' 28" E, 346.34 feet,
- (5) S 19 10' 14" E, 259.45 feet,
- (6) S 53 15' 03" W, 943.93 feet to a point on the northerlymost right-of-way line of Old Westminster Pike, said point being the point of beginning.

Containing 355,830.176 square feet or 8.1687 acres of land, more or less.



P.O. Box 26251 • Baltimore, Maryland 21210 • (410) 243-8320

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Attn: Variance Date of Posting: 6/4/93
Posted for: Northwest Baptist Church
Petitioner: Northwest Baptist Church
Location of property: 300 (NB) Old Westminster Pike, 1000' NW of Rt. 795
Location of Sign: Along 300' Hwy, 25' from property line to road
Remarks:
Posted by: Lawrence E. Schmidt Date of return: 6/7/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/10, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/10, 1993

THE JEFFERSONIAN,

S. Zeke Palmer
Publisher

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Item 425

5-24-93 93-418-A JCM

GARY GLANVILLE - 300 OLD WESTMINSTER PIKE

VARIANCE (020) 250.00

POSTING (080) 35.00

285.00

02A02R0166N1CHRC \$285.00
RA 001155GANDS-24-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 425
Petitioner: NORTHWEST BAPTIST CHURCH TRUSTEE REV. GARY GLANVILLE
Location: 300 OLD WESTMINSTER PIKE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Rev. GARY GLANVILLE
ADDRESS: 300 OLD WESTMINSTER PIKE
TOWSON, MD. 21204
PHONE NUMBER: 243-8320

AJ:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 7, 1993

NOTICE OF HEARING

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-418-A (Item 425)
300 Old Westminster Pike
N/S Old Westminster Pike, 1000 +/- MM of Route 795
4th Election District - 3rd Councilmanic
Petitioner(s): Northwest Baptist Church
HEARING: WEDNESDAY, JUNE 23, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to permit a one-sided sign with a total square footage of 51.6 square feet in lieu of the permitted 30 square feet; and to permit setbacks of 35 feet and 40 feet from a lot line in lieu of the required 50 feet.

Arnold Jablon
Arnold Jablon
Director

cc: Rev. Gary C. Glanville/Northwest Baptist Church
Charles E. Yankovich, Esq.
James Tracy

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 14, 1993

Charles E. Yankovich, Esquire
22 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 93-418-A, Item No. 425
Petitioner: Northwest Baptist Church
Petition for Variance

Dear Mr. Yankovich:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 24, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MDOT Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-3-95

Re: Baltimore County
Item No.: + 425 (JCM)

Ms. Helene Kehring
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5862 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: June 11, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 425.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kern*

PK/JL:lw

425.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

June 10, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #425, Northwest Baptist Church
300 Old Westminster Pike
Zoning Advisory Committee Meeting of June 7, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This site must comply with the Forest Conservation Act, which requires a Forest Stand Delineation, a Forest Conservation Plan and a completed Forest Conservation Worksheet.

JLP:sp
NORTHBC/TXTSBP

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee

DATE: June 7, 1993

FROM: Captain Jerry Pfeifer

SUBJECT: June 14, 1993 Meeting

#425 No Comments
#426 Building shall comply with the 1991 Life Safety Code
#427 No Comments
#428 Building shall comply with the 1991 Life Safety Code
#429 No Comments
#430 No Comments
#431 No Comments
#432 No Comments

6/8/93
JLP

RECEIVED
JUN 8 1993
ZADM

ENGINEERING, inc.

Land Development Planning and Engineering

May 24, 1993

Baltimore County
Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon, Director

Re: Northwest Baptist Church
300 Old Westminster Pike
District 4c3
Project No. IV-445 (92316Z)
Setback Variance Request

Dear Mr. Jablon:

On behalf of The Northwest Baptist Church, we hereby request a variance from Section 1404.3.B.3 of the Baltimore County Zoning Regulations regarding the 50 feet setback from any lot line. The southeast corner of the existing church building extends into the minimum setback line along the eastern lot line. The adjoining property is owned by and contains the transmission towers of The Baltimore Gas and Electric Company. The proposed construction of the church building would also extend into the setback line at two additional locations along the said lot line as shown on the attached plan. It should be noted that, in January 1983, BG & E granted the church a perpetual easement on the adjacent property for ingress, egress and parking. Due to the use and ownership of the property that presently exists, the proposed construction of the church building, in strict compliance with the Baltimore County Zoning Regulations regarding lot line setback, would result in a practical difficulty and an unreasonable hardship for the church.

Thank you for considering this variance request. If, during your review, you require additional information or have any questions, please do not hesitate to contact us.

Very Truly Yours.

James K. Tracy
James K. Tracy, P.E.

attachments

P.O. Box 26251 • Baltimore, Maryland 21210 • (410) 243-8320

ENGINEERING, inc.

Land Development Planning and Engineering

May 24, 1993

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon, Director

Re: Northwest Baptist Church
300 Old Westminster Pike
District 4c3
Project No. IV-445 (92316Z)
Sign Variance Request

Dear Mr. Jablon:

On behalf of The Northwest Baptist Church, we hereby request a variance from Section 413--SIGNS (413.1.b.) of the Baltimore County Zoning Regulations regarding the area of existing sign located on the referenced site. The area of the existing sign, measured from the outside edges, is 51.6 square feet. The plan showing the location is enclosed. Attached is a copy of the Development Plan showing a detail of the existing sign and its location on the church site, adjacent to the entrance drive at the terminus of Old Westminster Pike. The existing sign does not create an adverse impact upon traffic nor adjacent properties. We suggest that the removal of the existing sign and the installation of a new sign complying with the Baltimore County Zoning Regulations, would result in a practical difficulty and an unreasonable hardship for the church.

Thank you for considering this variance request. If, during your review, you require additional information or have any questions, please do not hesitate to contact us.

Very Truly Yours

James K. Tracy, P.E.

attachments

P.O. Box 26251 • Baltimore, Maryland 21210 • (410) 243-8320

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
CHARLES E. YANKOVICH

Rev. W. Grant Lauterbach

Rev Mary H. Lavin

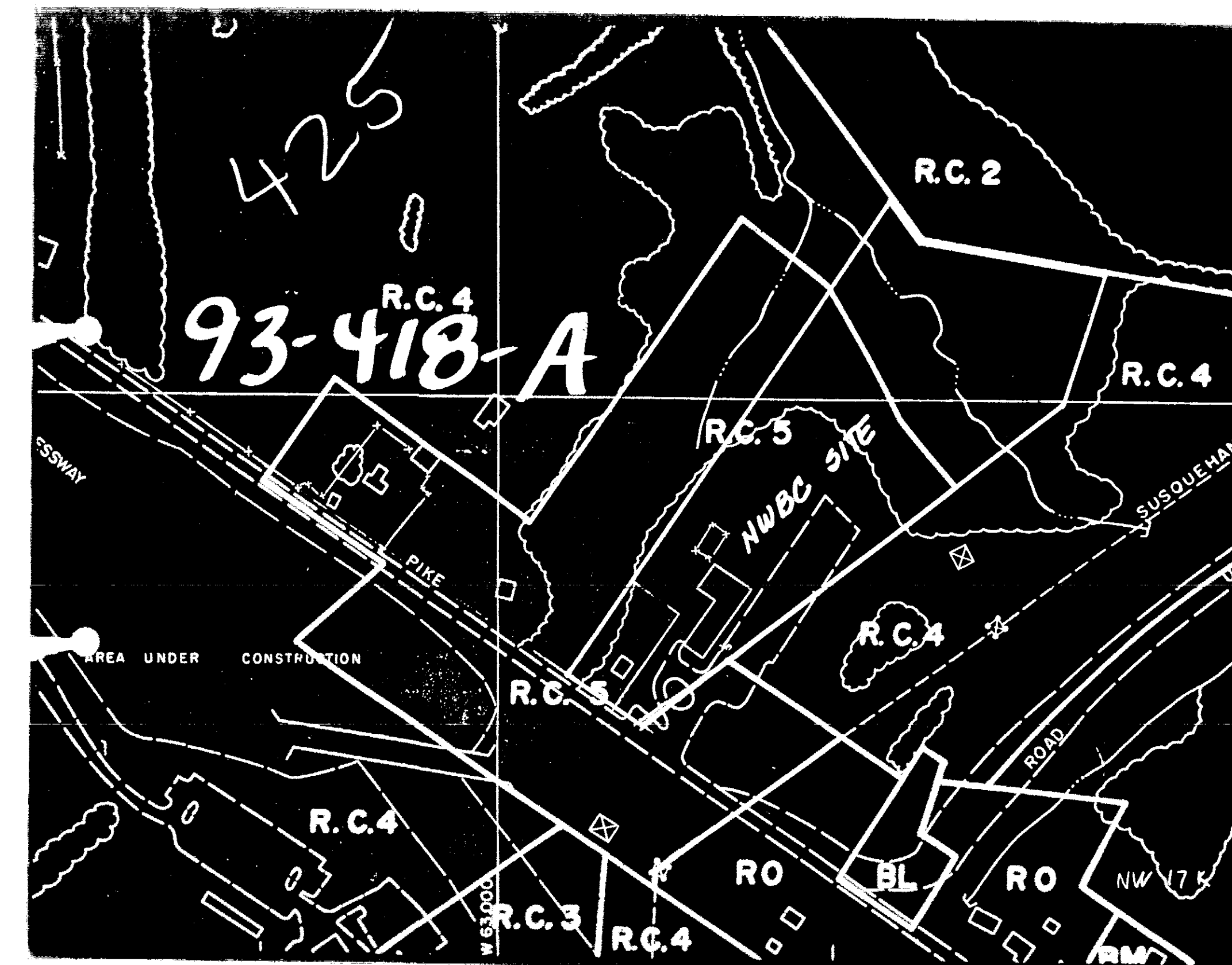
James K. Tracy

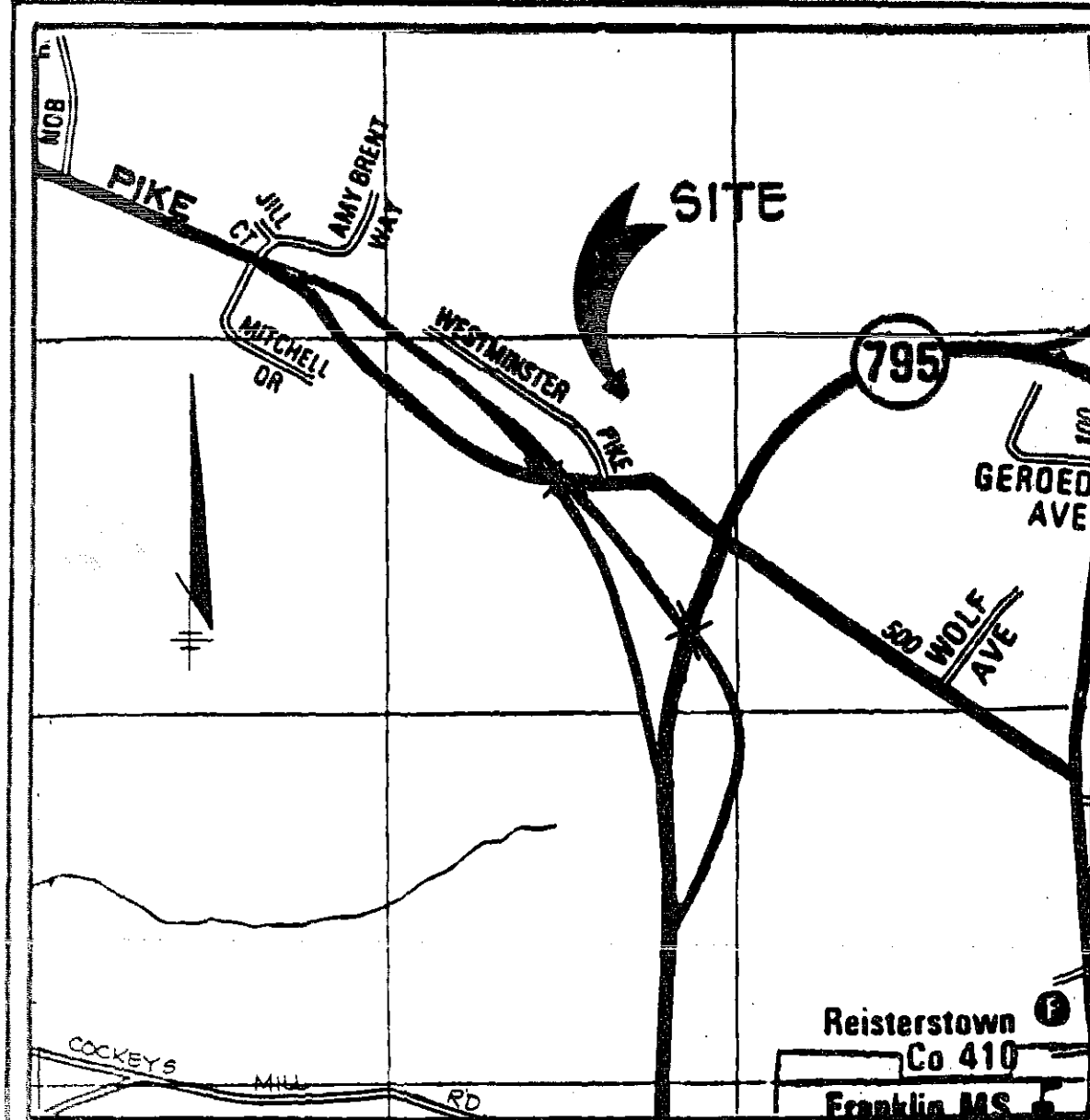
ADDRESS
22 W. PENNSYLVANIA AVE #202
TOWSON MD 21204

300 Westminster Rd. Reisterstown MD

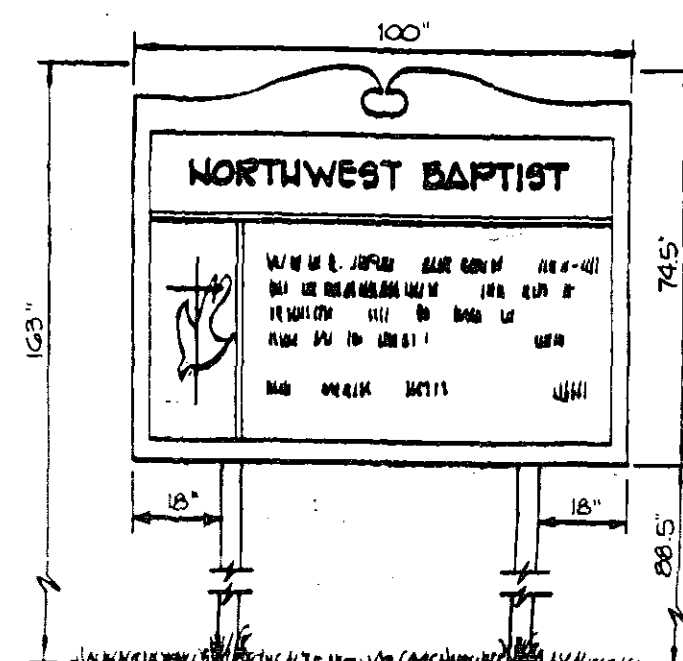
4 11 1 21158
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P.O. Box 26251, Baltimore, Md 21210

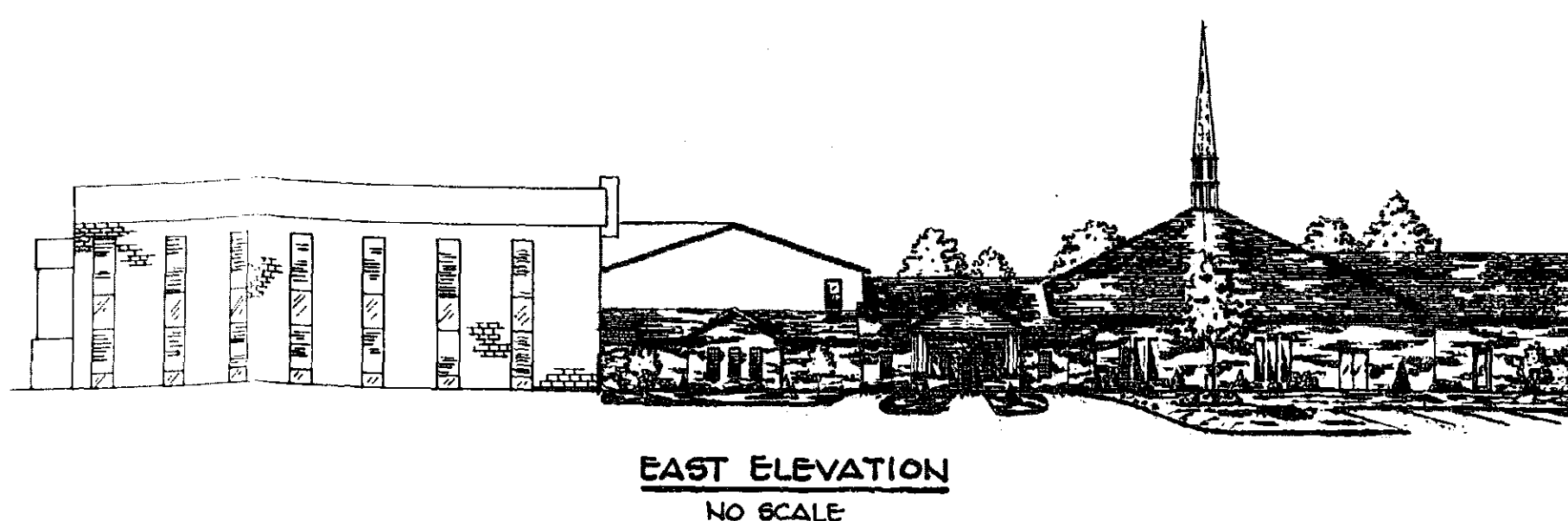
 Printed with Soybean Ink
on Recycled Paper



VICINITY MAP
SCALE: 1" = 1000'



EXISTING SIGN
NO SCALE



RICHARD M. SANTOROSS
JUDITH A. KOONTZ
8908/73
ZONED RC-5
PARCEL 840

ZONED RC-4 ZONED RC-2

93-418-A

SPRINGLAKE FARMS, INC.
2492/8326
ZONED RC-2
PARCEL 819

BALTIMORE GAS & ELECTRIC
COMPANY
ZONED RC-4
PARCEL 620

ECZM. # NW-17-K

NOTE: PROPERTY SPLIT ZONED
RC-5/RC-4

NOTES

PROPERTY ZONED: RC-5

NET AREA OF SITE: 8.37 ACRES

FLOOR AREA: 13,500 SF

EXISTING: 13,500 SF

PROPOSED ADDITION: 8,900 SF

UTILITIES: WATER: PUBLIC

SEWER: PRIVATE

PARKING: REQUIRED: 120 SPACES

PROVIDED: 210 SPACES

STORMWATER MANAGEMENT: WILL BE ADDRESSED IN ACCORDANCE WITH THE BALTIMORE COUNTY SUB POLICY AND REGULATIONS.

FLOODPLAIN: SITE IS LOCATED IN ZONE "C" AS SHOWN ON FIRM # 240010 02059

SPECIAL EXCEPTION: CASE # 83-182-X SUNDAY SCHOOL ADDITION TO EXISTING 2 STORY BRICK BUILDING GRANTED BY COUNTY, FEBRUARY 23, 1993.

ENDANGERED SPECIES HABITATS OF SITE: NONE

PLANNED IMPACTS ON STREAMS, WETLANDS AND FOREST BUFFERS: NONE

LOCATION AND EXTENT OF RESOURCES BASED UPON MAPPED INFORMATION WITH FIELD VERIFICATION BY RMR INC.

* NOTE: SUNDAY SCHOOL CLASSROOMS WILL NOT BE IN USE DURING CHURCH SERVICES.

SITE DATA

Zone	Area	Units	Units
RC-4	8.37	0	0
RC-5	8.37	0	0
Total			

SITE DEVELOPMENT PROPOSAL

Type	Proposed	Parking Required	Parking Provided	Phase Development
CHURCH	1	120	210	1993
Total	1	120	210	1993

CONSERVANCY AREA PROPOSAL (RC-4)

Open Space Type	Required	Provided
Conservancy Area	0	0
Total Provided		0

PLAN
SCALE: 1" = 40'

NO.	DATE	REVISION
<p>TRACY ENGINEERING, Inc. Land Development Planning and Engineering</p> <p>PETITIONER'S EXHIBIT No. 1</p> <p>P.O. BOX 26251 • BALTIMORE MARYLAND 21210 (410) 243-8920</p>		
<p>OWNER/DEVELOPER</p> <p>NORTHWEST BAPTIST CHURCH 300 OLD WESTMINSTER PIKE REISTERSTOWN, MARYLAND 21156</p>		
<p>PROJECT</p> <p>NORTHWEST BAPTIST CHURCH D.P.W. # 0251G 2 ZADM # VI-445</p>		
<p>LOCATION</p> <p>300 OLD WESTMINSTER PIKE REISTERSTOWN, MARYLAND 21156 PARCEL 518 TAX MAP N8 40 PARCEL 4G5 4TH ELECTION DISTRICT, C-3 BALTIMORE COUNTY, MARYLAND</p>		
<p>TITLE</p> <p>FINAL DEVELOPMENT PLAN</p>		
DES: JKT	DRWN: CDT	CHKD: JKT
PROJECT: 003G	DATE: APRIL, 1993	SCALE: 1" = 40'
		DRAWING 1 OF

425